

056.A

0017

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

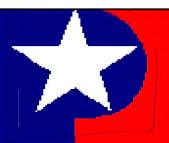
249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

Total Card	/	Total Parcel
249,900	/	249,900

No	Alt No	Direction/Street/City
17		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 12

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	249,900			249,900			151766
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/11/17		

Source: Market Adj Cost Total Value per SQ unit /Card: 342.33 /Parcel: 342.3

Parcel ID: 056.A-0017-0012.0

!4855!

USER DEFINED

Prior Id # 1:	151766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/10/20 19:49:37
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
LAST REV Date	Time
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-302		5/2/2013	Mult Lots	100	No	No		
KATZ DONALD	29872-471		3/3/1999	Intra-Corp	68,913	No	No	L	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2017								
5/6/2000								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 17.																															
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																		
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																																		
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																																		
Prime Wall: 7	- Brick			A HBth: 1	Rating:																																		
Sec Wall: 1	%			OthrFix: 1	Rating:																																		
Roof Struct: 2	- Hip			OTHER FEATURES				RESIDENTIAL GRID																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1							# Units: 1																							
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O															
View / Desir: N	- NONE			Fpl: 0	Rating: Average			Other																															
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																															
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																															
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear			Lvl 1																															
Alt LUC:	Alt %:			Total Units: 1				Lower																															
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																											
Const Mod:				% Own: 0.552500010				REMODELING				RES BREAKDOWN																											
Lump Sum Adj:				Name: 24 - 6039				Exterior:	No Unit	RMS	BRs	FL																											
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	4	2	0																											
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																															
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																															
Sec Int Wall: 1	%			Economic:				Baths:																															
Partition: T	- Typical			Special:				Plumbing:																															
Prim Floors: 4	- Carpet			Override:				Electric:																															
Sec Floors: 1	%			Total: 30.6			Heating:																																
Bsmnt Flr:				CALC SUMMARY				General:	1	4	2																												
Subfloor:				Basic \$ / SQ: 320.00				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																							
Bsmnt Gar:				Size Adj: 1.32191777				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descrip	%	Qu	# Ten																
Electric: 3	- Typical			Const Adj: 1.06018400								GLA	Gross Liv Ar	730	448.470	327,385																							
Insulation: 2	- Typical			Adj \$ / SQ: 448.472																																			
Int vs Ext: S				Other Features: 32756																																			
Heat Fuel: 3	- Electric			Grade Factor: 1.00																																			
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																																			
# Heat Sys: 1				NBHD Mod: 1.00																																			
% Heated: 100				LUC Factor: 1.00																																			
Solar HW: NO	Central Vac: NO			Adj Total: 360140																																			
% Com Wall:	% Sprinkled:			Depreciation: 110203																																			
				Depreciated Total: 249937																																			
				WtAv\$/SQ: 249900																																			
				AvRate: 342.33																																			
				Ind.Val: 342.33																																			
				Final Total: 342.33																																			
				Val/Su SzAd: 342.33																																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0017-0012.0												IMAGE																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub	%	Usbl	Descrip	%	Type	Qu	# Ten													
More: N	Total Yard Items:													Total Special Features:													Total:												